

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

The undersigned, legal owner(s) of the property situate in Baltimore County, and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 109.2.6(h) to permit parking spaces 0' from street property line in lieu of the required 8'.

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Change of the entrance of the existing parking lot creates traffic blockades (both in the parking lot and in the York Road traffic), unnecessary expense and unnecessary inconvenience.

The existing parking spaces and curves have been there for more than 20 years. The previous law office had been operating smoothly without creating any problem to the York Road traffic flow or the neighbour-hood. (see addendum)
Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):
(Type or Print Name) Saleewun Limawararut
Signature Weerasak Limawararut
Address (Type or Print Name)
City and State
Attorney for Petitioner: 10801 Lakespring Way 666-3353
(Type or Print Name) Address Phone No.
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of November 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 29th day of December 1981, at 9:45 o'clock A.M.

Signature
Zoning Commissioner of Baltimore County.

(over)

March 7, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #152 (1979-1980)
Property Owner: Clarence E. & Margaret W. Pusey
N/ES York Rd. 233' S/E Gorsuch Rd.
Existing Zoning: DR 16 and DR 3.5
Proposed Zoning: Special Exception for medical offices and Variance to permit side setbacks of 8' and 9' in lieu of the required 25' and a setback to the DR 16 - DR 3.5 zone line of 10' in lieu of the required 75'.
Acres: 0.271 District: 8th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved.

York Road (Md. 45) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

As indicated on the submitted plan, there are 5-foot wide utility easements along the northerly side and the rear lot lines of this Lot 3, Plat A, Northampton, recorded G.L.B. 19, Folio 47.

The Petitioner is cautioned that no encroachment by construction of any structure, including footings is permitted within County rights-of-way and utility easements.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 16, 1981

COUNTY OFFICE BUILDING
111 W. Chesapeake Ave.
Towson, Maryland 21204

000
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Planning
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. Saleewun Limawararut
10801 Lakespring Way
Cockeysville, Maryland 21030

RE: Item No. 68

Saleewun & Weerasak Limawararut
Variance Petition

Dear Mr. & Mrs. Limawararut:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

The subject property, located on the east side of York Road south of Gorsuch Road, is zoned R-O and D.R. 3.5 and was originally approved by the Planning Board for office use on July 22, 1981. At that time, the parking along York Road was proposed to be located 8' from the property line. However, because of your present proposal to have the parking located on the property line, this variance hearing is required. The current site plan was approved by the Planning Board on November 19, 1981.

Particular attention should be afforded to the comments of the State Highway Administration.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

ENCLOSURE

cc: David Gregory
200 E. Joppa Road, Towson, Maryland 21204

Maryland Department of Transportation

James J. O'Donnell
Secretary
M. S. Calhoun
Assistant

October 5, 1981

Mr. William Hammond
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting of 10/6/81
ITEM: #68.
Property Owner: Saleewun & Weerasak Limawararut
Location: N/ES York Road
Route 45, 239' S. from centerline of Gorsuch Road
Existing Zoning: R-O & D.R. 3.5
Proposed Zoning: Variance to permit a parking space 0' from Right of Way in lieu of the required 8'.
Acres: 81.56/74.67 X 165.97/142.42
District: 8th

Dear Mr. Hammond:

On review of the site plan of August 12, 1981 and field inspection, the State Highway Administration finds the existing plan acceptable.

If the variance is denied, the petitioner will be required to construct a Standard Type "A" concrete curb in back of the existing right of way line.

I am sending a sketch showing the proposed curb in back of the existing right of way line.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits
By: George Wittman

CL:GW:maw

Attachment

My telephone number is (301) 559-1350

P.O. Box 717/707 North Calvert St. Baltimore, Maryland 21203

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

November 5, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #68 (1981-1982)
Property Owner: Saleewun & Weerasak Limawararut
N/ES York Rd. 239' S. from centerline of Gorsuch Road
Acres: 81.56/74.67 x 165.97/142.43
District: 8th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The comments supplied in conjunction with the Zoning Advisory Committee review of this property for Item 152 (1979-1980) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 68 (1981-1982).

Very truly yours,

ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FW:iss

cc: Jack Wimbley

Attachment

S-SE Key Sheet
50 NW 2 Pos. Sheet
NW 13 A Topo
LO Tax Map

BALTIMORE COUNTY
DEPARTMENT OF TRANSPORTATION
111 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

JOSEPH COLLINS
DIRECTOR

October 20, 1981

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: ZAC Meeting of October 6, 1981

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment for items number 67 and 68.

Michael S. Flanagan
Traffic Engineering Associate II

MSF/r1j

PETITION FOR VARIANCE

8th DISTRICT

ZONING: Petition for Variance
 LOCATION: Northeast side of York Rd., 239 ft. Southeast of Gorsuch Rd.
 DATE & TIME: Tuesday, December 29, 1981 at 9:45 A.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit parking spaces of 0' from street property line in lieu of the required 8'

The Zoning Regulation to be excepted as follows:

Section 409.2.c (4) - Minimum required setback for parking spaces.

All that parcel of land in the 8th District of Baltimore County.

Being the property of Saleewun Limawararut, et al, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, December 29, 1981 at 9:45 A.M.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
 WILLIAM E. HAMMOND
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

ZONING DESCRIPTION

BEGINNING for the same on the northeast side of York Road distant south-easterly 239 feet more or less measured along said northeast side of York Road from the center of Gorsuch Road, thence leaving the York Road and running North 73 degrees 44 minutes 45 seconds East 165.97 feet, South 2 degree 10 minutes 46 seconds East 74.67 feet, and South 70 degrees 09 minutes 00 seconds West 142.43 feet to said northeast side of York Road, thence binding thereon North 20 degrees 14 minutes 04 seconds West 81.56 feet to the place of beginning.
 CONTAINING 0.271 acres of land more or less.
 BEING all of Lot No. 3 as shown on plat "A" "Northampton", recorded among the Land Records of Baltimore County in Liber G.L.B. No. 19 Folio 47, lying northeast of the York Road.



BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3353

WILLIAM E. HAMMOND
 ZONING COMMISSIONER

December 24, 1981

Dr. Weerasak Limawararut
 Dr. Saleewun Limawararut
 10801 Lakespring Way
 Cockeysville, Maryland 21030

RE: Petition for Variance
 NE/S York Rd., 239' SE of Gorsuch Rd.
 Weerasak Limawararut, et ux - Petitioners
 Case #82-146-A

Dear Mr. and Mrs. Limawararut:

This is to advise you that \$54.25 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riepel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
 Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 DATE: 12/29/81
 ACCOUNT: 01-662
 No. 102634
 AMOUNT: \$54.25
 RECEIVED FROM: Saleewun Limawararut
 FOR: Posting & Advertising of Case #82-146-A
 VALIDATION ON SIGNATURE OF CASHIER

Mr. and Mrs. Weerasak Limawararut
 10801 Lakespring Way
 Cockeysville, Maryland 21030

December 2, 1981

NOTICE OF HEARING

RE: Petition for Variance
 NE/S York Rd., 239' SE of Gorsuch Rd.
 Case #82-146-A

TIME: 9:45 A.M.

DATE: Tuesday, December 29, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, TOWSON, MARYLAND

WILLIAM E. HAMMOND
 ZONING COMMISSIONER OF BALTIMORE COUNTY

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 10, 1981

COUNTY OFFICE Bldg.
 111 W. Chesapeake Ave.
 Towson, Maryland 21204

ofo
 Nicholas B. Commodari
 Chairman

MEMBER:
 Bureau of Engineering
 Department of Traffic Engineering
 State Roads Commission
 Bureau of Fire Prevention
 Health Department
 Pro. of Planning
 Building Department
 Board of Education
 Zoning Administration
 Industrial Development

Mr. & Mrs. Saleewun Limawararut
 10801 Lakespring Way
 Cockeysville, Maryland 21030

RE: Item No. 68
 Petitioner - Saleewun & Weerasak Limawararut
 Variance Petition

Dear Mr. & Mrs. Limawararut:

The above referenced petition is being withheld the scheduling of a hearing date until the submitted site plan is reapproved by the Planning Board.

I contacted your engineer and requested four additional sealed site plans. Until this is done, I cannot continue processing this petition.

If you have any further questions, please feel free to contact me at 494-3391.

Very truly yours,

NICHOLAS B. COMMODARI
 Chairman
 Zoning Plans Advisory Committee

NBC:mc

cc: David Gregory
 200 East Joppa Road
 Towson, Maryland 21204

January 6, 1982

Mr. & Mrs. Weerasak Limawararut
 10801 Lakespring Way
 Cockeysville, Maryland 21030

RE: Petition for Variance
 NE/S of York Road, 239' SE of Gorsuch Road - 8th Election District
 Weerasak Limawararut, et ux - Petitioners
 C.O. 82-146-A (Item No. 68)

Dear Mr. & Mrs. Limawararut:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND
 Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hessian, III, Esquire
 People's Counsel

PETITION FOR VARIANCE

8th DISTRICT

ZONING: Petition for Variance

LOCATION: Northeast side of York Rd., 239 ft. Southeast of Gorsuch Rd.

DATE & TIME: Tuesday, December 29, 1981 at 9:45 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit parking spaces of 0' from street property line in lieu of the required 8'

The Zoning Regulation to be excepted as follows:

Section 409.2.c (4) - Minimum required setback for parking spaces.

All that parcel of land in the 8th District of Baltimore County.

BEGINNING for the same on the northeast side of York Road distant south-easterly 239 feet more or less measured along said northeast side of York Road from the center of Gorsuch Road, thence leaving the York Road and running North 73 degrees 44 minutes 45 seconds East 165.97 feet, South 2 degree 10 minutes 46 seconds East 74.67 feet, and South 70 degrees 09 minutes 00 seconds West 142.43 feet to said northeast side of York Road, thence binding thereon North 20 degrees 14 minutes 04 seconds West 81.56 feet to the place of beginning.

CONTAINING 0.271 acres of land more or less.

BEING all of Lot No. 3 as shown on plat "A" "Northampton", recorded among the Land Records of Baltimore County in Liber G.L.B. No. 19 Folio 47, lying northeast of the York Road.

By Order of

William E. Hammond
 Zoning Commissioner of Baltimore County

The Times

Middle River, Md., 19

This is to Certify, That the annexed

was inserted in the Times, a newspaper printed and published in Baltimore County, once in each of successive weeks before the 19th day of 1981.

Publisher.

CERTIFICATE OF PUBLICATION

TOWSON, MD., 19

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of successive weeks before the 19th day of 1981, the last publication appearing on the 19th day of 1981.

THE JEFFERSONIAN

Cost of Advertisement, \$

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 8 Date of Posting: 12/15/81

Posted for: William E. Hammond

Petitioner: Saleewun Limawararut et ux

Location of property: NE/S York Rd., 239' SE of Gorsuch Rd.

Location of Signs: York Rd.

Remarks:

Posted by: William E. Hammond

Signature: William E. Hammond

Date of return: 12/15/81

Mr. & Mrs. Salesun Limawarut
10801 Lakespring Way
Cockeysville, Maryland 21030

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 19th day
of November, 1981.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Salesun & Weerasak Limawarut

Petitioner's Attorney

Reviewed by: *Nicholas E. Commodari*

Nicholas E. Commodari
Chairman, Zoning Plans
Advisory Committee

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>WCR</u>	Revised Plans: Change in outline or description <u>Yes</u> <u>No</u>									
Previous case: <u>80-216 X A</u>	Map # <u>3C</u>									

Item # 67

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 24 day of Sept., 1981.*

Filing Fee \$ 25.00 Received: ☒ Check
☐ Cash
☐ Other

Item # 67

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 102653

E. Hammond, Zoning Commissioner

d by Same

Reviewed by WCR

the Petition for assignment of a

DATE 11/30/81 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM Salesun Limawarut
FOR Filing Fee for Case #82-146-A

3842000 1

25.00

VALIDATION OR SIGNATURE OF CASHIER

